094.0	0002	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,500 / 706,500
					USE VALUE:	706,500 / 706,500
					ASSESSED:	706,500 / 706,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAMBERS PAUL M/ETAL	
Owner 2:	CHAMBERS VICTORIA L	
Owner 3:		
Street 1:	15 AERIAL STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 2390 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	307,500		399,000	706,500
Total Card	0.115	307,500		399,000	706,500
Total Parcel	0.115	307,500		399,000	706,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.64 | /Parcel: 295.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61514
GIS Ref
GIS Ref
Insp Date 10/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,600	0	5,000.	399,000	706,600	706,600	Year End Roll	12/18/2019
2019	101	FV	246,200	0	5,000.	404,700	650,900	650,900	Year End Roll	1/3/2019
2018	101	FV	246,200	0	5,000.	302,100	548,300	548,300	Year End Roll	12/20/2017
2017	101	FV	246,200	0	5,000.	273,600	519,800	519,800	Year End Roll	1/3/2017
2016	101	FV	246,200	0	5,000.	262,200	508,400	508,400	Year End	1/4/2016
2015	101	FV	232,300	0	5,000.	222,300	454,600	454,600	Year End Roll	12/11/2014
2014	101	FV	232,300	0	5,000.	210,900	443,200	443,200	Year End Roll	12/16/2013
2013	101	FV	232,300	0	5,000.	200,600	432,900	432,900		12/13/2012

!7724!

PRINT

Date	Time
12/10/20	22:20:10

LAST REV

Date	Time
07/31/19	10:43:06
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7724

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POIRIER AMELIA	25495-22		7/18/1995		188,500	No	No		Y

USER DEFINED

Prior Id # 1:	61514
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2018	617	Wood Dec	19,000	C				
11/5/2008	1396	Redo Kit	20,000					
7/18/2001	479	Redo Bat	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Inspected	PH	Patrick H
9/27/2018	MEAS&NOTICE	BS	Barbara S
12/31/2008	Measured	336	PATRIOT
1/27/2000	Meas/Inspect	197	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19959426
Const Adj.:	0.98990101
Adj $ / SQ:	154.372
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445655
Depreciation:	138153
Depreciated Total:	307502

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

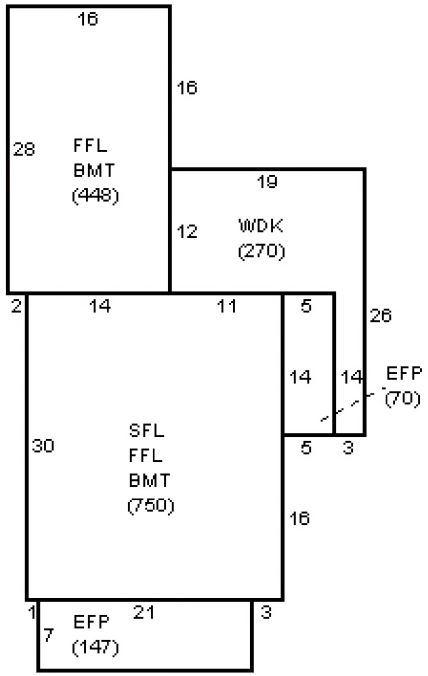
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.37
Special Features:	0	Val/Su Net:	85.51
Final Total:	307500	Val/Su SzAd	160.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,198	47.650	57,090
FFL	First Floor	1,198	154.370	184,938
SFL	Second Floor	713	154.370	109,990
WDK	Deck	270	9.610	2,594
EFP	Enclos Porch	217	39.370	8,543

Net Sketched Area:	3,596			Total:	363,155
Size Ad	1910.5	Gross Are	3633	FinArea	2390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	E	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

094.0-0002-0031.0

IMAGE

AssessPro Patriot Properties, Inc